



COTTONWOOD HEIGHTS

PLANNING COMMISSION STAFF REPORT

JULY 16, 2008



COTTONWOOD HEIGHTS PLANNING COMMISSION AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Regularly Scheduled Meeting** beginning at **7:00 p.m. on Wednesday, July 16, 2008**, in the Cottonwood Heights City Council Chamber located at 1265 East Fort Union Blvd., Suite 250 (work session) and Suite 300 (business meeting), Cottonwood Heights, Utah.

**5:45
p.m.**

WORK SESSION (suite 250)

**7:00
p.m.**

BUSINESS MEETING (suite 300)

1.0 WELCOME/ACKNOWLEDGEMENTS – Chairman

2.0 CITIZEN COMMENTS

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting)

3.0 PUBLIC HEARINGS

3.1 The Public Hearing for the Sky Meadows Subdivision located at 3720 E. Golden Oaks Drive has been cancelled at the applicant's request.

4.0 ACTION ITEMS – Parking Structure Amendment – Steven Hopkins


4.1 The Planning Commission will take action on a request by Steven Hopkins for an amendment to the Old Mill Parking Structure located at 6322 S. 300 E.

5.0 DISCUSSION ITEMS - There are no discussion items scheduled for the July 16, 2008 meeting.

6.0 PLANNING DIRECTOR'S REPORT

6.1 ADJOURNMENT

On Friday, July 11, 2008, at 4:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Planning Department. A copy was also faxed or emailed to the Salt Lake County Council, Holladay City, Midvale City, Murray City, and Sandy City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted on the city internet website at www.cottonwoodheights.utah.gov


Morgan Brim
Planning Technician



Item 4.1: Old Mill Parking Structure Amendment

File Name:	05-003 Old Mill IV Conditional Use Permit
Application Received:	July 15, 2005
Meeting Date:	July 10, 2008
Public Hearing Date:	March 1, 2006
County parcel Number:	2223127011
Location:	6322 S. 300 E.
Development Area:	2.7 acres
Request:	Modify Parking Structure
Owner/Applicant:	Beckstrand & Associates
Agent:	Steven Hopkins
Staff:	Greg Platt, Planner

Purpose of Staff Report

The ordinances adopted by the city of Cottonwood Heights (the "City") require City staff to prepare a written report of findings concerning any conditional use application. This report provides preliminary information regarding the development of the above noted parcel of land. Further information will be provided at the planning commission meeting through oral reports. For reference, the review process applicable to this application is available in the ORD zoning ordinance and the Conditional Use ordinance, chapters 19.46 and 19.84.

Pertinent Issues Regarding this Development Application

Applicant's Request

The applicant is requesting an amendment to the parking structure for the project known as Old Mill IV. The change to the structure is the addition of a roof over the second level of the parking structure. The roof addition will include courtyard seating for the attached restaurant as well as a running/walking track.

Neighborhood/Public Position on the Request

At the time of the staff report, staff had not received any comment with regard to the amendment of Old Mill IV. A report will be given at the time of the meeting to further update the commission of any other concerns that may have been received.

Staff Observations and Position on the Request

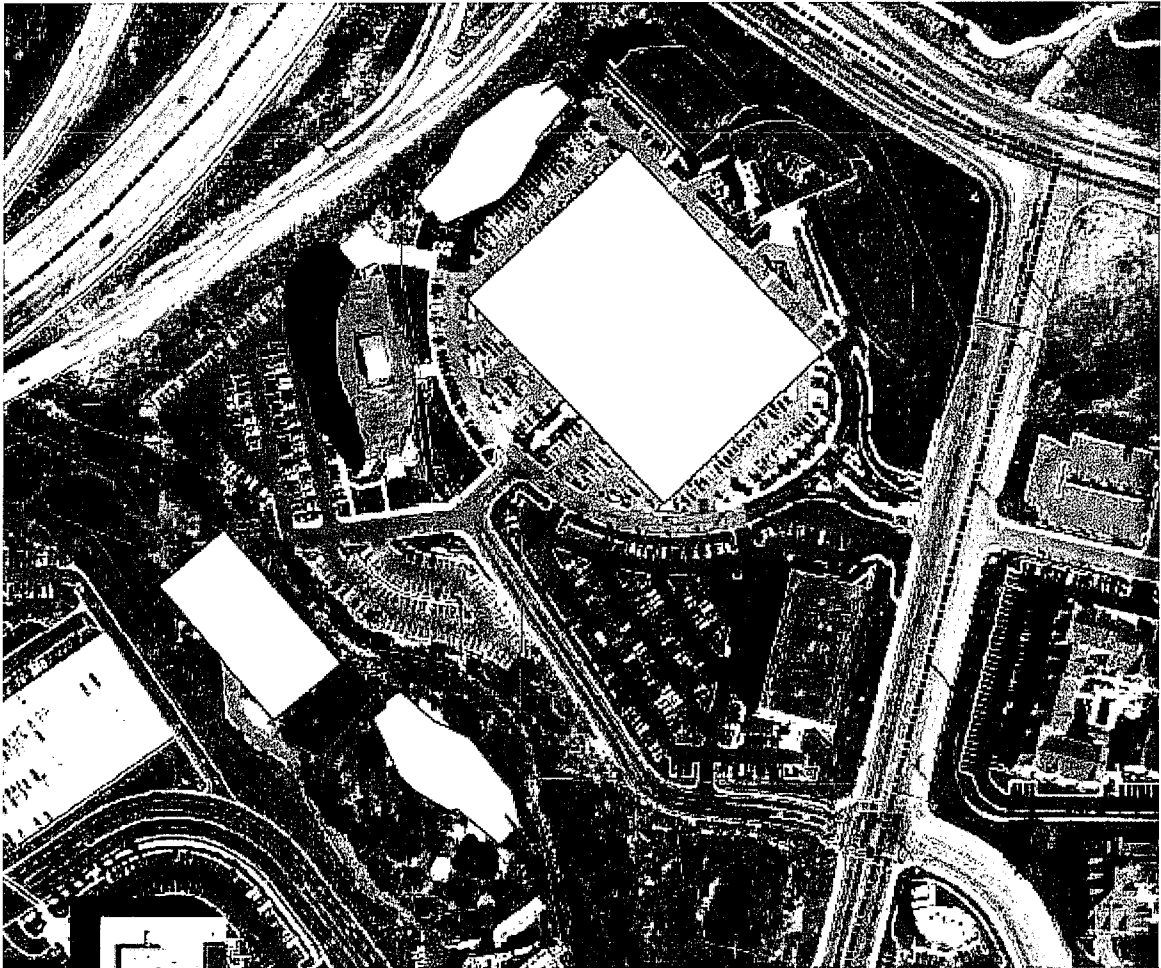
Staff has made the following observations:

Application

The applicant has submitted a complete application and paid the applicable fees. Staff, in return, has shown reasonable diligence in processing the application.

Site Layout

The parking structure for Old Mill IV is more or less centered in the overall Old Mill development. There is no change to the layout of the site from the previously approved project. However, the addition of the roof structure adds some height to the originally proposed structure. The parking structure will still be lower than and more or less blocked from offsite view by the surrounding office buildings.



Zoning

The current zoning of the property is ORD. The office building and the parking structure are a conditional use in the ORD zone, and the conditional use permit for this development was granted in 2006.

Potential Future Uses

The addition of the roof structure when first presented to staff was devoid of any intent to use the space on the top of the roof for any purpose. In working with the ARC, the developer added several elements, including a running/walking path, restaurant patio, and some landscaping features. The developer also has indicated that at some time in the future, some of the roof space may be used for placement of solar collection panels, should the technology advance to the point of economic feasibility.

ARC

The Architectural Review Commission has reviewed the plans for the roof structure. They made several recommendations for improvement of the usage of the space, which the developer has added, including the landscaping features present in the current version. The ARC has indicated the compliance and recommended the acceptance of the parking structure modifications, adding no additional conditions to the plan.

Conclusions

A staff review has been completed confirming all of the points noted above, and staff recommends that the planning commission review this request and approve the amendment to the conditional use application based on the presented information. Representatives for Old Mill have been informed of this meeting and given a copy of this staff report and will be present during the Planning Commission meeting.

Standards of Review for the Application

Based on statute (either state and/or municipal) the following standards apply when reviewing conditional uses in the city of Cottonwood Heights:

Zoning – ORD: Chapter 19.46

Zoning—Sensitive Lands: Chapter 19.72

Cottonwood Heights General Plan Land Use Map

Staff Contact:

Greg Platt Planner
Telephone: 545-4167
Fax: 545-4150
Cell: 502-5004
E-mail gplatt@cottonwoodheights.utah.gov

List of Attachments: